



REZONING

July 15, 2004

FILE: RZ 04-07-05

R-2 TO PUD

Property Information

Tax ID	Tax Map 073 Parcel 025
Location/address	On the west side of North Belair Road, south of Hereford Farm Road
Parcel Size	37.66 acres
Current Zoning	R-2 (single-family residential)
Request	PUD (Planned Unit Development)
Proposed Use	Planned Unit Development with office and commercial uses
Commission District	District 3 (Ford)
Recommendation	Approval

Summary and Recommendation

Mark Senn seeks rezoning of 37.66 acres located on North Belair Road south of Hereford Farm Road from R-2 to PUD for a Planned Unit Development with office and commercial uses. The GMP calls for this parcel to be office and professional use, and the PUD plan does call for the majority of the site to be developed as office with the potential for an alternative use of high density residential on the back portion of the property. It is the staff's recommendation that limited commercial use in this PUD would fulfill the Evans Town Center Urban Design Plan's intent to promote a mix of uses within pedestrian friendly environments. In order to appropriately buffer surrounding residential uses, these commercial uses should be limited to the property between the proposed Marie Street extension and North Belair Road. The PUD plan limits retail type uses to this front portion of the site. In addition, staff recommends the approval of fast food uses within the commercial retail portion of the site on the condition that no drive-through facilities are allowed.

The Code of Ordinances Section 74-79 requires that street connections be made wherever possible to provide multiple access routes and relieve congestion on major arteries. The staff believes that connection to Marie Street would serve this purpose. However, Marie Street is a sub-standard road that cannot currently handle commercial traffic south of Fatz Café. It is the staff's recommendation that Marie Street should be improved to county standards before this connection is made, and funded either by the developer or through a public/private partnership. Access to North Belair Road will be determined by Georgia DOT.

Site plans must be submitted to and approved by the County Engineer, and all drainage must meet or improve pre-development standards.

Staff recommends approval of this request.



REZONING

July 15, 2004

FILE: RZ 04-07-05

R-2 TO PUD

Interdepartmental Review

Water and Sewer: A 16-inch water line is located on the east side of Belair Road and an 8-inch sewer line is available on the northwest end of the property. The project will not affect the existing water and sewer infrastructure in the area.

Construction and Maintenance: Access to State Route 383 (North Belair Road) must be reviewed and approved by Georgia Department of Transportation (GDOT).

Sheriff: Additional patrols will be necessary for crime prevention and traffic control. A deceleration lane into the project is recommended.

Health Department: County water and sewer are available.

Engineering: Site is in the Betty's Branch Drainage Basin. On-site detention facility is required. Site plans must be submitted and approved by the County Engineer. Any access to Marie Street shall conform to county standards as outlined in Section 74-79 of the Code of Ordinances.

Planning: The commercial uses must be confined to the property between Marie Street extended and North Belair Road. These uses may contain fast food uses without drive-through facilities.

Growth Management Plan

The Columbia County Growth Management Plan designates this property for office and professional use. The adjacent properties are recommended for either office, medium-density residential or institutional uses. This request for office use with limited commercial use is consistent with the GMP and the Evans Town Center Urban Design Plan's intent of mixing uses to limit excessive automobile dependency.

Zoning and Development Regulations

Surrounding properties are zoned PDD, R-2, P-1, C-1, and PUD. The request is consistent with the prevailing zoning pattern. The PUD narrative submitted by the applicant requests limited commercial uses located towards the Belair Road frontage. Although the GMP calls for no commercial uses in the area, it is the belief of the staff that limited commercial uses amidst the office uses will promote greater pedestrian activity and limit the number of vehicle trips made. To achieve this, staff recommends that these commercial uses not contain drive-through windows.

When the future land use was assigned for the properties sandwiched between North Belair Road and Marie Street, the extension of Marie Street was not projected. Therefore, the uses for these properties was to be office and residential. However, the transition of the property on the corner of Hereford Farm Road and North Belair into commercial, along with the expansion of commercial on North Belair Road with access to Marie Street puts pressure on these properties to convert to commercial uses. Marie Street is a sub-standard county road and cannot handle commercial traffic.



REZONING

July 15, 2004

FILE: RZ 04-07-05

R-2 TO PUD

It is the recommendation of the staff that Marie Street be improved to county standards before or concurrently with the extension of Marie Street into this project. In addition, the leg of Marie Street that connects to North Belair Road and abuts this development should be reviewed by the County Construction and Maintenance as to whether it should remain a through-street connection onto North Belair or be truncated to serve only local traffic.

Design elements and necessary buffers shall conform to the Evans Town Center Overlay District requirements, and the PUD narrative will be updated by the applicant to reflect any changes made.

Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with the prevailing zoning and land use pattern.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request should not adversely affect the nearby neighborhood.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The request is consistent with the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The use of these sites for single-family residential is limited due to the current development pattern in that area as well as the GMP.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	Water and Sewer are available. This request would not cause excessive or burdensome use of public facilities.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	Use of the property for commercial and office would be consistent with the adjoining properties.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request meets this balance test.